



## Normanshire Drive Chingford E4 9HE

Presented in pristine condition throughout is this recently refurbished three bedroom family home located within a stone's throw of the vibrant high street and excellent transport facilities.

## Asking Price Of £559,950

- Extended Three Bedroom Semi Detached Family Home
- Newly Fitted Luxury Kitchen With Stonework Surfaces
- Attractive Rear Garden & Of Street Parking



## Property Description

The ground floor accommodation comprises spacious entrance hall, through lounge, guest WC, and extended kitchen/breakfast room with the upper floor accommodation offering two spacious bedrooms and a good size single bedroom, a family bathroom.

Epping Forest, Connaught Water, Highams Park Lake are just a few of the picturesque attractions right on the doorstep of this lovely property. There are good transport links with easy access onto the A406, and the M11. There are excellent bus routes some direct to Stratford City and the new Olympic Park and Westfield shopping centre. There are also excellent bus links into Walthamstow where the tube can be accessed into London on the Victoria Line.

The property is located in a popular area for families due to its good schools, community spirit, and easy access to local amenities. There are excellent primary and secondary schools nearby, to name a few, Chingford Foundation Sixth Form College is currently rated outstanding by Ofsted, Chase Lane Primary school is also rated outstanding.

### ENTRANCE HALL

Tiled flooring, radiator, doors to through lounge, kitchen/dinner, downstairs WC, stairs to first floor, under stairs cupboard

### DOWNSTAIRS CLOAKROOM

Double glazed window to the side, low level WC, hand was basin, tiled flooring, tiled walls, spotlights, extractor fan

### THROUGH LOUNGE

24' 5" x 12' 0" (7.44m x 3.66m) Double glazed bay window to front, laminate flooring, radiator, spotlights, French doors to kitchen/dinner

### KITCHEN/DINER

17' 11" x 17' 2" (5.46m x 5.23m) Double glazed windows to the rear, French doors to the rear garden, tiled flooring, wall and base units square edged work surfaces, stainless steel under mounted sink unit with mixer tap with Quooker hot water tap, integrated dish washer, washing machine, gas hob, extractor fan, oven and microwave, space for fridge freezer, radiator

### FIRST FLOOR LANDING

Double glazed windows to the side, carpeted flooring, doors to all bedroom and family bathroom

### BEDROOM ONE

13' 8" x 11' 0" (4.17m x 3.35m) Double glazed bay windows to front, carpeted flooring, radiator, built in wardrobes

### BEDROOM TWO

11' 1" x 10' 0" (3.38m x 3.05m) Double glazed windows to rear, carpeted flooring, radiator

### BEDROOM THREE

7' 4" x 7' 0" (2.24m x 2.13m) Double glazed windows to front, carpeted flooring, radiator

### FAMILY BATHROOM

Double glazed windows to rear, low level WC, hand wash basin pedestal with mixer taps, shower screen, tiled flooring, tiled walls, spotlights, extractor fan, towel radiator

### REAR GARDEN

Part paved, mainly laid lawn, brick built barbeque with integrated extraction and lighting, double doors to side, storage shed, outside lights, cold water taps











Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

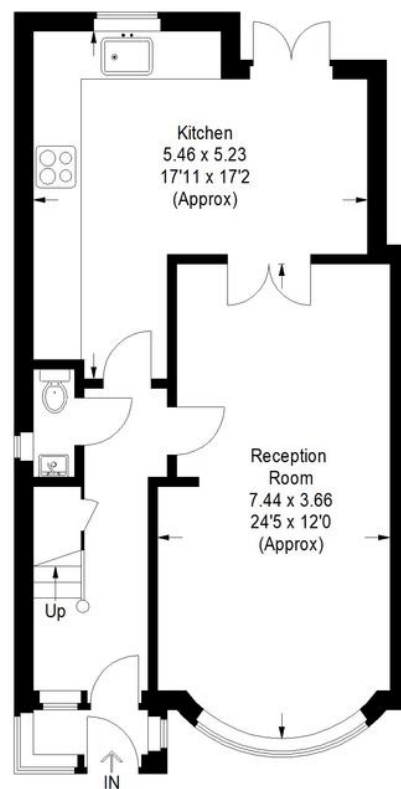
Strictly by appointment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

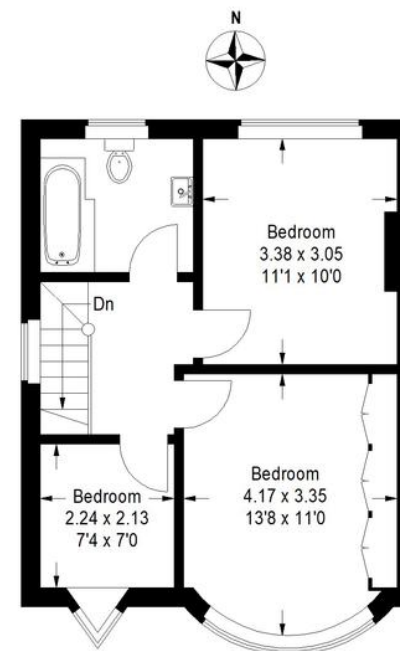
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		88
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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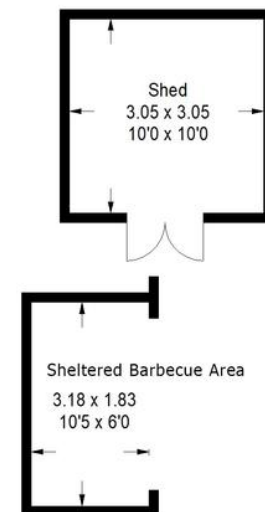
Approximate Gross Internal Area  
99.8 sq m / 1074 sq ft  
Shed = 5.9 sq m / 64 sq ft  
Sheltered Barbecue Area = 9.3 sq m / 100 sq ft  
Total = 115 sq m / 1238 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



Coultons Chingford

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26 Station Road, Chingford, London, E4 73E

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.